

32 Rossall Road, Somerton Park, SA 5044

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 3 April 2024

32 Rossall Road, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 527 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

\$2.2M - \$2.35M

Best Offers By Monday 22nd of April at 10am (Unless Sold Prior). Price guide to be released Wednesday 10th of April. Completed to a high standard in 2020 by Bradford Homes, this Torrens titled three-bedroom, two living space home offers a coastal sanctuary grounded in luxury to see you through the seasons in Somerton Park. Highbrow features include 3m ceilings throughout, dimmers to lights in the living areas and Alfresco, Caesarstone benchtops throughout wet areas, and a Farquhar designer kitchen and soft close cabinetry throughout the home. Behind a sleek, private façade and tall timber front door, step into the entry and take in feature pendant lighting and easy-care tiles that carry throughout the living spaces. Large and private, the main bedroom suite is located to your right. Set away from other bedrooms, enjoy the comfort of carpet and a ceiling fan, a walk-in robe and a fully-tiled ensuite, completed with a large double shower and vast vanity with dual sinks. Moody in dark tones to evoke a trip to the cinema, the home theatre includes blackout curtains to create a true cinema experience – yet could easily become a fourth bedroom for larger families. Tucked off a separate hallway towards the rear, two more carpeted double bedrooms are fitted with built-in robes and quality curtains and share use of the modern fully-tiled main bathroom, designed in a handy three-way configuration, and complete with a family-friendly bathtub. Central to the floorplan and time spent together, the north-facing open plan living is wonderfully considered and sumptuously appointed. Your Farquhar designer kitchen boasts Caesarstone benchtops and Smeg appliances, including a gas cooktop, with a walk-in pantry for tucking it all away, and a glorious island bar the future scene for Friday night drinks and quick weekday breakfasts alike. Enjoy a large lounge room with a built-in entertainment unit, a feature fireplace perfect for cosy days at home, and sliding stacker doors (with security screen doors) that open onto the Alfresco. Set under the main roof and including screen blinds to all sides, enjoy a true outdoor room complete with stylish tiling, a ceiling fan, heaters, speakers, and outdoor kitchen amenities including a gas outlet for BBQ, and a rangehood in place. Beyond, your tropical private oasis is completed by a sparkling swimming pool, wrapped in evocative palm trees and heated for year-round use. Thoughtfully designed and displaying highbrow quality throughout, this striking yet practical home will ensure comfort and pleasure in equal parts for your household's next chapter in seaside Somerton Park. From the friendly Rossall Road neighbourhood, enjoy local community hubs including Somerton Surf Life Saving Club and great local pubs, the convenience of everyday shopping along Brighton Road, and a plethora of café and dining options along Jetty roads Brighton and Glenelg. More features to love:- Fibreglass tiled mineral swimming pool with electric heater and cover- Large secure double garage and further off-street parking- Reverse cycle ducted A/C plus ceiling fans to bedrooms and family room and feature fireplace- Surround sound speaker system to family room and Alfresco- Powered storeroom- Gas hot water system- 13kW solar system- Fully irrigated gardens- Zoned to Paringa Park Primary and the coveted Brighton Secondary School, walking distance to Sacred Heart College and within the catchment area for Somerton Park Kindergarten- Easy access to public transport on nearby King George Avenue, carrying you to the tram and train stops of Glenelg and Hove- Just 620m to the sand, 2.6km to Westfield Marion and under 10km to the Adelaide CBD

Land Size: 527sqm
Frontage: 12.1m
Year Built: 2020
Title: Torrens
Council: City of Holdfast Bay
Council Rates: \$2657.85
PASA Water: \$277.60
PQES Levy: \$250.30
PA
Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.